

Policy 2.3.1 Housing and Community Revitalization — Goals, Policies and Action Statements

Goal A: Foster the expansion of housing supply to provide greater opportunities for current and future residents within limits imposed by environmental, social, fiscal, and land use constraints.

Policy A.1 Maintain a supply of residential land for new housing construction.

A.1.a Review the General Plan annually to ensure sufficient sites are available to facilitate the creation of additional housing units to meet Sunnyvale's share of regional housing needs.

Responsibility: Community Development Department

Funding: General Fund

Time Frame: January 1999 – June 2006

Quantified Objective: 3,836 units (average 511 per year through 2006)

A.1.b Conduct a survey to identify opportunity sites for reuse or redevelopment as affordable housing.

Responsibility: Housing Division

Funding: General Fund

Time Frame: 2001

Quantified Objective: 50 units

A.1.c Maintain the High-Density Residential category that permits up to 48 units/acre in the Downtown Specific Plan area.

Responsibility: City Council

Funding: None required

Time Frame: Ongoing

Quantified Objective: 160 units

A.1.d Study increasing the density of residential areas near transit stops and along major transportation corridors in conjunction with regional transportation plans.

A specific plan study is already underway for the Moffett Park area. The Moffett Park Specific Plan is expected to be completed in 2002. Another site located at the corner of Fremont/Sunnyvale-Saratoga Avenues will be reviewed by 2005. The downtown and Civic Center areas are also being considered for increasing densities.

Policy A.2 All new residential developments should build at least 75 percent of permitted zoning density.

A.2.a Review proposals for housing development to ensure they meet the above requirement.

Responsibility: Planning Division

Funding: Planning Fees, General Fund

Time Frame: Ongoing

Quantified Objective: 3,836 units (average 511 per year through 2006)

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- Policy A.3 Continue to allow housing in commercial zoning districts.
- A.3.a Maintain provisions of the zoning code that permit housing to be constructed in commercial districts after planning review.
- The intent is to provide opportunities for mixed use. For example, in 2000, the City Council authorized a staff feasibility study (now underway) of reuse opportunities (including possibilities for mixed-use) at the aging shopping center at the southwest corner of Mary and Washington. This study is expected to be completed in year 2002.
- Responsibility:* City Council, Community Development Department
Funding: None required
Time Frame: Ongoing
Quantified Objective: N/A
- Policy A.4 Ensure that adequate infrastructure is in place to accommodate new development.
- A.4.a As part of the development review process, review the capacity of the infrastructure to accommodate any increase in housing intensity.
- Responsibility:* Planning Division
Funding: General Fund, Capital Improvement Funds
Time Frame: Ongoing
Quantified Objective: N/A
- Policy A.5 Continue to provide timely and efficient processing for all development with a residential component.
- A.5.a Maintain the One-stop Permit Center for all development permits.
- Responsibility:* Community Development Department
Funding: General Fund, Planning Fees, Building Fees
Time Frame: Ongoing
Quantified Objective: N/A
- A.5.b Continue Master EIR planning to reduce the costs and time required for environmental review.
- Responsibility:* Planning Division
Funding: General Fund, Capital Improvement Funds
Time Frame: Ongoing
Quantified Objective: N/A
- A.5.c Use improved technology to offer information access and online permitting.
- A.5.d Examine the current streamlined review and approval process specifically with respect to affordable housing development, special needs housing and specific location or types of housing to identify any constraints to the development of housing and to assure the removal of those constraints, if any.
- Responsibility:* City Council
Funding: General Fund
Time Frame: 2003
Quantified Objective: N/A
- Goal B: Move toward a local balance of jobs and housing.**

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- Policy B.1 Keep data on the jobs/housing ratio.
- B.1.a Annually review and compare job growth and housing growth.
- B.1.b Annually survey surrounding communities to review techniques those communities are using to address their jobs and housing ratio.
- Responsibility: Planning Division*
Funding: General Fund
Time Frame: Annual
Quantified Objective: N/A
- Policy B.2 Continue to require office and industrial development above a certain intensity to mitigate the demand for housing.
- B.2.a Codify the Housing Mitigation Policy that requires certain developments in industrial zoning districts that exceed established floor area ratios to contribute towards the housing fund or take other measures to mitigate the effects of the job increase upon the housing supply, and index the Housing Mitigation Fee.
- “Established floor area ratios (FARs)” are set by the underlying zoning. They are generally 35 percent, but some small areas permit FARs of 50, 70, or 100 percent.
- Responsibility: City Council*
Funding: None required
Time Frame: Ongoing
Quantified Objective: N/A
- Policy B.3 Continue to permit and encourage a mix of residential and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts.
- B.3.a Implement provisions of the Downtown Specific Plan (DSP) to require housing in mixed-use areas.
- The DSP sets aside some areas of the downtown for housing only and also provides for all types of housing in the commercial areas of downtown.
- Responsibility: City Council*
Funding: None required
Time Frame: Ongoing
Quantified Objective: 50 units
- B.3.b Maintain the Industrial to Residential (ITR) combining district.
- The ITR district was created to implement the “Futures Study.” The ITR combining zone allows industrial uses while encouraging a transition to residential. The ITR areas in total would allow about 5,000 additional housing units.
- Responsibility: City Council*
Funding: None required
Time Frame: Ongoing
Quantified Objective: 1,500 units
- B.3.c Study feasibility of Rezoning ITR sites 7 and 8 to residential zones
- The City has undertaken a study to examine rezoning of two ITR sites 7 and 8 totaling approximately 75 acres. The study will examine the feasibility of

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increasing the current residential zoning of R-3 (24 du/ac) to R04 (36/du/ac). This study is expected to be complete in 2002.

Goal C: Ensure a high quality living and working environment.

Policy C.1 Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.

C.1.a Review development proposals for consistency with the Community Design Sub-element requirements of the General Plan, Zoning Code, and Subdivision Code.

Among other issues, the Community Design Sub-element addresses design issues related to density, and the relationship of lot size and shape to the permitted number of units. Other General Plan policies and Zoning/ Subdivision regulations promote open space and landscaping. The development review process includes architectural and site review to ensure that the design is sensitive to and compatible with existing neighborhood surroundings.

Responsibility: Planning Division, Planning Commission, City Council

Funding: General Fund

Time Frame: Ongoing

Quantified Objective: N/A

C.1.b Propose design solutions to mitigate the effects of a combination of uses or a combination of uses of different intensities.

Responsibility: Community Development Department

Funding: General Fund

Time Frame: 2002 and ongoing

Quantified Objective: N/A

Policy C.2 Continue to encourage and assist property owners to maintain existing developments in a manner that is aesthetically pleasing, free from nuisances, and safe from hazards.

C.2.a Continue to offer technical assistance to homeowners to aid them in maintaining, upgrading and improving their property.

The Community Development Department offers a manual on residential construction standards and brochures regarding home maintenance and neighborhood improvement. These publications are available at the One-stop Permit Center.

Responsibility: Community Development Department

Funding: General Fund

Time Frame: Ongoing

C.2.b Continue the rehabilitation loan program for single, multifamily and mobile homes.

Responsibility: Housing Division

Funding: CDBG, HOME, Private funds

Time Frame: 1999-2006 and ongoing

Quantified Objective: 260 units rehabilitated

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- C.2.c Continue the paint grant program to assist low-income homeowners.
- Responsibility: Housing Division*
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: Assist 150 units
- Policy C.3 Improve and continue to implement a citizen-oriented, proactive education program regarding neighborhood preservation.
- C.3.a Continue to implement the Neighborhood Preservation Program.
- The Neighborhood Preservation Program consists of three key elements: (1) public education, (2) proactive staff action, and (3) neighborhood specific programs. The City periodically reviews existing codes, ordinances, and use permit conditions to determine their current applicability to neighborhood and community preservation issues. The Neighborhood Preservation Program is coordinated with other programs, to avoid duplication of activity and to maximize efficiency.
- Responsibility: Neighborhood Preservation Division*
Funding: General Fund
Time Frame: Ongoing
Quantified Objective: Support 10 neighborhood associations; register and resolve 1,500 cases annually.
- Policy C.4 Continue to implement rehabilitation and code compliance focusing on providing the programs in the areas of greatest need.
- C.4.a Continue the concentrated rehabilitation and code compliance program.
- The City focuses code compliance activities in residential areas that fall below accepted residential property maintenance standards. The program identifies specific areas, and involves a strong community participation component.
- Responsibility: Neighborhood Preservation Division*
Funding: General Fund
Time Frame: 1999-2006 and ongoing
Quantified Objective: Target two residential areas per year to achieve property maintenance standards
- C.4.b Target the use of housing rehabilitation funds in Neighborhood Preservation Specific Areas.
- Responsibility: Neighborhood Preservation Division, Housing Division*
Funding: CDBG, HOME
Time Frame: 1999-2006 and ongoing
- Policy C.5 Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas.
- C.5.a Identify and rank areas of the city by need for maintenance, and target funds to those areas.
- The current process maintains a functional classification of roadways and monitors both traffic flow and roadway condition (Land Use and Transportation Element Goal C3).

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Responsibility: Public Works Department
Funding: General Fund, Gas Tax Fund
Time Frame: 1999-2006 and ongoing

Policy C.6 Allow home businesses that do not conflict with the residential character of the neighborhood.

C.6.a Continue to implement the home occupation regulations that allow businesses that do not affect the primary residential character of the neighborhood and that do not involve retail sales, large inventories, hazardous materials, or traffic or parking problems. Such businesses may not be operated in the yard or garage.

Responsibility: City Council, Planning Division
Funding: General Fund
Time Frame: Ongoing

Policy C.7 Plan for the future impacts of Sunnyvale's aging housing supply.

C.7.a Study the impacts of the aging of housing in order to plan for services needed.

Responsibility: Housing Division
Funding: General Fund
Time Frame: 2005

C.7.b Conduct a citywide survey of housing stock conditions.

Responsibility: Housing Division
Funding: General Fund
Time Frame: 2001 and ongoing

Policy C.8 Continue to promote environmentally sound energy programs.

C.8.a Continue to enforce State (Title 24) energy requirements for new construction.

Responsibility: Community Development Department
Funding: General Fund, Building Permit Fees
Time Frame: Ongoing
Quantified Objective: 3,836 units (average of 511 units per year through 2006)

C.8.b Continue to enforce requirements for solar water heating in new construction (Municipal Code, Chapter 16.46).

Responsibility: Community Development Department
Time Frame: Ongoing
Quantified Objective: 3,836 units (average of 511 units per year through 2006)

Policy C.9 Minimize displacement impacts on tenants as a result of rehabilitation programs or land use changes.

C.9.a Require as a part of the City's application approval process that any land use change or rehabilitation program that displaces tenants shall include a plan stating the efforts taken by the property owner to assist relocation of tenants, including payment of relocation costs.

The tenant relocation plan could include: (1) favorable rental or purchase arrangements after work is completed, (2) location of vacancies in similar housing,

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(3) fixed payments of moving costs, (4) no rent increases upon application and until relocation is secured, (5) right of first purchase refusal, (6) reduced purchase price options, and (7) assistance in locating new housing.

Responsibility: Planning Division

Funding: Planning fees

Time Frame: Ongoing

Policy C.10 Preserve the unique characteristics of historic neighborhoods.

C.10.a Maintain the Heritage Housing Combining District.

The Heritage Housing Combining District may be combined with any of the residential districts to preserve, protect, enhance and perpetuate the appearance of certain historic residential neighborhoods that contribute to the cultural or aesthetic heritage of Sunnyvale.

Responsibility: City Council, Planning Division

Funding: None required

Time Frame: Ongoing

Policy C.11 Identify and remediate lead-based paint hazards.

C.11.a Provide information, technical, and financial assistance regarding lead-based paint abatement to lower-income property owners applying for rehabilitation loans through CDBG.

Responsibility: Housing Division

Funding: Federal (limited to federally funded projects)

Time Frame: Ongoing

Quantified Objective: 40 Rehab loans per year

Goal D: Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.

Policy D.1 Encourage innovative types of housing in existing residential zoning districts.

D.1.a Continue to designate residential zones providing for small-lot single-family-like detached or attached housing, in order to encourage development of affordable owner-occupied units.

Sunnyvale has two zoning districts for small-lot small-home developments (Zoning Code, Section 19.18.020). The R-1.5 category allows lots from 4,200 to 6,000 s.f.; the R-1.7/PD category allows lots from 2,600 to 4,000 s.f. Both zones allow a maximum Floor Area Ratio of 50 percent.

Responsibility: City Council, Planning Division

Funding: None required

Time Frame: Ongoing

D.1.b Continue the Accessory Living Unit Ordinance, required by State law, as a means to increase the supply of affordable units.

The Accessory Living Unit Ordinance (Zoning Code 19.68.040) allows accessory units up to 700 square feet on single-family lots in R-0, R-1, R-2 and Downtown Specific Plan districts. The owner may choose to live in either the main unit or the accessory unit.

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Responsibility: City Council
Funding: None required
Time Frame: Ongoing
Quantified Objective: 50

- D.1.c Review the appropriateness of the “O” (Office) combining district as it relates to residential zoning districts.

The outcome of the review may be to encourage or discourage mixed-use in particular areas, for reasons such as traffic and parking impacts.

Responsibility: Planning Division
Funding: General Fund
Time Frame: 1999-2006 and ongoing
Quantified Objective: N/A

- Policy D.2 Encourage the construction, development, and distribution of residential care facilities throughout the community.

- D.2.a Continue to permit residential care facilities in all residential zoning districts as required by State law (Zoning Code, Section 19.18.030).

Responsibility: City Council
Funding: None required
Time Frame: Ongoing
Quantified Objective: N/A

- Policy D.3 Encourage the construction of units that meet the needs of large families.

- D.3.a Evaluate residential development proposals in view of the needs of families requiring three or more bedrooms and will ask for three or more bedrooms when the site is suitable.

Responsibility: Planning Division
Funding: Planning fees
Time Frame: 1999-2006 and ongoing
Quantified Objective: N/A

- Policy D.4 Provide a mixture of owner and rental housing opportunities by allowing conversion from apartments to condominiums or cooperatives when a benefit to the overall city housing situation can be shown and when the citywide vacancy rate for rental units warrants.

- D.4.a Continue the Condominium Conversion regulation that provides a system for evaluating condominium and cooperative conversion proposals.

The regulations require the City to conduct a survey of apartments every six months to determine the vacancy rate. Conversion to condominiums are permitted only if a vacancy surplus exists (defined as a vacancy rate exceeding 3 percent). The ordinance also provides protection for tenants of converted projects, including ownership opportunities and provisions for BMR units.

Responsibility: City Council, Community Development Department
Funding: General Fund
Time Frame: Ongoing
Quantified Objective: 0 units converted from rental

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- Policy D.5 Preserve mobile homes as an affordable housing option.
- D.5.a Maintain land zoned for mobile home parks.
- Responsibility:* City Council
Funding: None required
Time Frame: Ongoing
Quantified Objective: Maintain 400 acres in mobile home park zoning
- D.5.b Continue to provide an equitable process with reasonable mitigation measures in the event of conversion of mobile home parks to a different use.
- Sunnyvale adopted a Mobile Home Park Conversion ordinance (Zoning Code Chapter 19.72) in 1987. The regulations require notification of residents, preparation of an impact report, relocation assistance, and provide for a public hearing before a mobile home park can be converted to other uses.
- Responsibility:* City Council, Planning Division
Funding: General Fund
Time Frame: Ongoing
Quantified Objective: N/A
- Goal E: Maintain and increase housing units affordable to households of all income levels and ages.**
- Policy E.1 Continue to require a mix in the price of housing units in new subdivisions and apartment complexes as a way of distributing low and moderate cost housing throughout the city.
- E.1.a Continue the Affordable Housing requirements in the zoning code.
- The Affordable Housing regulations required developers of 10 or more units to provide 10 percent of the units at Below Market Rate (BMR) for a 20-year term, except those units in R-0, R-1, R-1.5, and R-1.7/PD zones. (See Action Statement E.1.d.) The ordinance also provides for resale and price controls and rent restrictions on BMR units during those 20 years.
- Responsibility:* Planning Division, Housing Division
Funding: General Fund, CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: 185 units
- E.1.b Comprehensively review and update the Below Market Rate (BMR) programs to better address affordable housing needs. Review code requirements for terms and conditions, review and update administrative processes to enhance marketing, monitoring and compliance.
- Responsibility:* City Council
Funding: None required
Time Frame: 2002
Quantified Objective: N/A
- E.1.c Study the concept of expanding the in-lieu payment option for the BMR program. Accumulated funds would be used to supplement existing housing programs or expand into new program areas.
- In lieu payments would have to be high enough to assist developers in actually producing an equivalent number of units. If in lieu payments are set too low,

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developers will opt for making the payments rather than providing the much needed units. Given the Santa Clara County housing market, the required level of in lieu payment will have to be evaluated annually.

Responsibility: Community Development Department
Funding: General Fund
Time Frame: 2002
Quantified Objective: N/A

- E.1.d Evaluate requiring Below Market Rate units in all housing developments including single family zones, in assisted living units, and in other developments not currently covered by the ordinance.

Responsibility: Community Development Department
Funding: General Fund
Time Frame: 2003
Quantified Objective: N/A

- Policy E.2 Continue to use local, State, and federal financing programs to reduce the costs of construction, or costs to the resident, in order to make housing affordable to low and middle income families, seniors, and the disabled.

- E.2.a Annually review the availability of new local, State, and federal programs.

Responsibility: Housing Division
Funding: General Fund, CDBG
Time Frame: Ongoing
Quantified Objective: N/A

- E.2.b Establish feasible options for making affordable housing available to public employees.

In 2001, City Council directed staff to begin phase one of the program, homeownership education and regional dialogue with the Housing Trust of Santa Clara County and school districts on expanding the leveraging of funds to assist tenants and first-time homebuyers.

Responsibility: City Council, City Manager, Finance Department, Housing Division, and Sunnyvale School Districts
Funding: General Fund, CDBG, and Housing Mitigation
Time Frame: 2001 and ongoing
Quantified Objective: Provide homebuyer education to 100 people by 2002

- E.2.c Continue to participate in Santa Clara County's Mortgage Credit Certificate (MCC) and CASA Programs for first-time homebuyers.

The MCC program is a federal program administered by the County. First-time homebuyers can get a federal income tax credit for up to 15 percent of the mortgage interest they pay annually on their first loan. The CASA program, started in Santa Clara County in 2000, offers a silent second loan up to \$80,000. Sunnyvale has contributed \$100,000 to the program, which has been matched by \$50,000 from the County and \$150,000 from the CASA Lender, for a total of \$300,000 from which to make loans in Sunnyvale.

Responsibility: Housing Division
Funding: Program fees
Time Frame: 1999-2006 and ongoing

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Quantified Objective: 45 MC certificates, 4 CASA loans

- E.2.d Participate with the County to encourage the use of Mortgage Revenue Bonds (MRBs) to develop new low-income rental units and to preserve low-income units through refinancing.

In the 1980s, the County issued (and in the 1990s refinanced) MRBs for several Sunnyvale apartment developments, all of which set aside 20 percent of their units for housing affordable to lower income households: Macara Gardens, 234 units; Meadows, 336 units; Grove, 220 units; and Briarwood, 192 units.

Responsibility: Housing Division

Funding: General Funds, Mortgage Revenue Bonds

Time Frame: 1999-2006 and ongoing

Quantified Objective: Preserve 150 units

- E.2.e Assure future use of 20 percent tax increment revenues from the Redevelopment Agency for low and moderate-income housing.

RDA set-aside funds are not currently available for housing. See the chapter on resources available for housing for a discussion of the history and future availability of this fund.

Responsibility: Community Development Department

Funding: General Funds, RDA

Time Frame: Ongoing

Quantified Objective: 0 units through 2006

- E.2.f Continue to provide incentives such as density bonus for land assembly for residential development.

Substandard parcels cannot achieve the full density for the zoning district. Land assemblage that would result in meeting and exceeding minimum lot size requirements will allow the property to take full advantage of the zoning density and the City's several density bonus programs. As lands become available in the City, particularly in the Downtown, the City determines whether acquisition for those sites will assist in future land assembly and the desired development.

Responsibility: Community Development Department

Funding: None required

Time Frame: Ongoing

Quantified Objective: 25 units

- E.2.g Acquire land and assist in development/redevelopment of housing through partnerships with regional agencies, nonprofit housing developers and private sector developers.

Communities with little vacant land (like Sunnyvale) usually focus on underutilized land to identify sites that have a potential for recycling as affordable housing, in whole or in part. Sunnyvale will facilitate rezoning of such sites for multifamily rental housing, and will assist the acquisition of such sites by providing some financial assistance from the funds indicated below. The City will also support the developer in an application for funding assistance from housing assistance organizations such as the Housing Bond Trust Fund of Santa Clara County and the Housing Trust of Santa Clara County (a 501(c)(3) organization).

Responsibility: Community Development Department

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Funding: CDBG, HOME, Housing Mitigation Fund
Time Frame: Ongoing
Quantified Objective: 185 units

Policy E.3 Continue to encourage private participation in rental subsidy programs.

E.3.a Publicize and provide information to apartment owners regarding the Section 8 existing program.

Responsibility: Housing Division
Funding: Federal Section 8
Time Frame: 1999-2006 and ongoing
Quantified Objective: 250 households assisted through 2006

Policy E.4 Continue to identify, encourage, and publicize private activities and programs that create affordable housing opportunities.

E.4.a Identify and partner with nonprofit housing organizations using housing funds.

The City is currently working with nonprofit developers to add 60 additional low-income units at Homestead Park and to develop 185 low-income senior units at Lytton Oaks.

Responsibility: Housing Division
Funding: CDBG, HOME, Mitigation fees
Time Frame: 2002
Quantified Objective: 100 units through 2006

E.4.b Continue to provide information on the availability of housing facilities for people with disabilities.

Responsibility: Housing Division
Funding: General Fund
Time Frame: 1999-2006 and ongoing

E.4.c Continue to provide density bonuses to developers of affordable housing.

The City Zoning Code (Section 19.66.100) provides a 25 percent density bonus to developers who provide 20 percent of the units for lower-income households or 10 percent of the units for very low-income households or 50 percent of units for the elderly, as required by State law.

Responsibility: City Council, Planning Division
Funding: None required
Time Frame: Ongoing
Quantified Objective: 100 units through 2006

E.4.d Continue to support the Housing Trust Fund of Santa Clara County.

Sunnyvale has committed \$500,000 to the Housing Trust Fund of Santa Clara County, a public/private partnership created to facilitate the development of affordable housing. The Trust has \$20 million to assist 800 first-time homebuyers; build 3000 affordable rental apartments; and provide permanent and transitional shelter for 1,000 homeless people. New apartment units constructed in Sunnyvale are expected to be proportional to the City's share of total contributions to the fund. Most of the first-time homebuyers are expected to purchase existing units.

Responsibility: City Council

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Funding: *Housing Mitigation Funds*
Time Frame: *Funding 2001; units built 2001-2006.*
Quantified Objective: *75 rental units*
20 first-time homebuyers assisted
25 transitional housing/shelter beds

- E.4.e Actively participate in the formation of a North County Cities Coalition (Sunnyvale, Mountain View, Palo Alto) to develop a strategy to include marketing, education to owners, and expedited processes and other enticements to encourage and increase participation in the Section 8 Program.

Responsibility: *City Council, Housing Division*
Funding: *Housing Funds*
Time Frame: *Ongoing*

- Policy E.5 Encourage shared housing and co-housing in the community. (PC)

“Shared housing” generally describes an arrangement where two or more unrelated people, each with private sleeping quarters, share a house or an apartment, usually as a means of providing safety, needed assistance, or to reduce housing costs. Side benefits may include car sharing, which reduces parking needs and transportation costs. “Co-housing” is a type of shared housing arrangement: A development is constructed with individual units (for families or individuals) with kitchens and baths, and these are grouped around a common kitchen, gathering room, and child care facilities. Co-housing developments normally are organized as condominiums.

- E.5.a Review (and revise as may be necessary) City building codes to be sure they do not require more living space per person than may be available in many homes suitable for conversion to shared housing.

- E.5.b Undertake to educate the public about shared housing.

In most communities there are misconceptions about the nature of shared housing; a lack of knowledge and information about such facilities; and little information about the opportunities for promoting successful shared housing communities. Shared housing provides opportunities to house the very low income, seniors, and those with disabilities.

Responsibility: *Community Development Department*
Funding: *None required*
Time Frame: *2002 and ongoing*
Quantified Objective: *House 10 very low income families/individuals per year (75 this period)*

Goal F: Improve Housing conditions for people with special needs.

- Policy F.1 Continue to help and assist in the provision of shelter and assistance to the homeless.

- F.1.a Provide non-general fund moneys to nonprofit agencies for acquisition and development of transitional housing.

In 1999, the City allocated \$100,000 to Charities Housing for HomeSafe, to acquire rental units to be used for transitional housing.

Responsibility: *City Council, Housing Division*
Funding: *CDBG, HOME, Housing Mitigation*

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Time Frame: 1999-2006 and ongoing

Quantified Objective: 25 units through 2006

- F.1.b Assist the development of new facilities for homeless families and individuals.

In 1999, Sunnyvale allocated \$100,000 to the Emergency Housing Consortium to assist the development of the Sobrato Family Living Center in Santa Clara.

Responsibility: City Council, Housing Division

Funding: CDBG

Time Frame: 1999-2006 and ongoing

Quantified Objective: Sunnyvale contribution = 28 units in 1999

- F.1.c Assist the development of new housing for families graduating from transitional housing programs.

In 1999, the City assisted Cupertino Community Services in developing 24 apartments for residents of Cupertino, Sunnyvale, and Santa Clara County.

Responsibility: City Council, Housing Division

Funding: CDBG

Time Frame: 1999-2002

Quantified Objective: 24 units in 2002

- F.1.d Continue to provide non-general fund moneys to support countywide efforts to assist the homeless.

Sunnyvale has provided funds to the Emergency Housing Consortium of Santa Clara County, Cupertino Community Services, Charities Housing, Support Network for Battered Women, HomeSafe, and similar organizations.

Responsibility: City Council, Housing Division

Funding: CDBG, General Fund

Time Frame: 1999-2006 and ongoing

Quantified Objective: Assist 60 homeless per year

- F.1.e Continue to provide non-general fund moneys to organizations that help to prevent homelessness.

The City currently assists Sunnyvale Community Services, Project Match, Project Sentinel, the Emergency Assistance Network, the Housing Trust of Santa Clara County, and similar organizations.

Responsibility: City Council, Housing Division

Funding: CDBG, General Fund

Time Frame: 1999-2006 and ongoing

Quantified Objective: Prevent homelessness for 60 households per year

- F.1.f Continue to support organizations that shelter homeless youth.

The City currently supports the Bill Wilson Center and Social Advocates for Youth, both of which provide emergency shelter for homeless youth.

Responsibility: City Council, Housing Division

Funding: CDBG

Time Frame: 1999-2006 and ongoing

Quantified Objective: N/A

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- F.1.g Continue the homeless shelter services operated by the Emergency Housing Consortium at the Armory, and aggressively seek funds for that purpose.

Responsibility: City Council, Housing Division
Funding: CDBG
Time Frame: 2001-2006 and ongoing
Quantified Objective: N/A

- F.1.h Develop site selection criteria for the development of Shelter housing.

Responsibility: Community Development Department
Funding: General Fund
Time Frame: 2006
Quantified Objective: N/A

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- Policy F.2 Assist nonprofit organizations and the private sector to increase housing opportunities for people with disabilities.
- F.2.a Continue working toward construction of new housing for the developmentally disabled.
- The City is assisting Charities Housing to construct new housing for the developmentally disabled.
- Responsibility:* Housing Division
Funding: HUD 811, CDBG, HOME, Housing Mitigation
Time Frame: 2001
Quantified Objective: 23 units
- F.2.b Continue to support the Shelter Plus Care program for people with disabilities.
- The Carroll Street Inn SRO provides some housing to homeless people with disabilities through this federal program.
- Responsibility:* Housing Division
Funding: Federal Shelter Plus Care
Time Frame: 1999-2006 and ongoing
Quantified Objective: Sunnyvale contribution = 5 units
- F.2.c Continue to support nonprofits that provide support services to people with disabilities.
- Sunnyvale continues to provide funds to assist the Community Association for Rehabilitation in providing services to people with disabilities.
- Responsibility:* Housing Division
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: 88 clients served annually
- Policy F.3 Work with regional efforts to provide housing assistance to people with AIDS.
- F.3.a Continue to work with the City of San Jose in their countywide administration of the federal Housing Opportunities for People with AIDS (HOPWA) program.
- The City of San Jose administers federal HOPWA funds for all entitlement cities in Santa Clara County.
- Responsibility:* Sunnyvale Housing Division, City of San Jose
Funding: Federal HOPWA
Time Frame: Ongoing
Quantified Objective: N/A
- Policy F.4 Assist new housing development and housing support services for the elderly.
- F.4.a Provide City resources and non-general fund monetary assistance to nonprofit developers for new senior housing projects. (CP)
- Responsibility:* Housing Division
Funding: HUD Section 202, CDBG, HOME, Housing Mitigation
Time Frame: 2001-2006 and ongoing
Quantified Objective: 100 units

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- F.4.b Continue to assist nonprofits in providing shared housing for the elderly through support of services and assistance in acquiring suitable properties.

As of 2001, the City provides funding to Project Match for placing elderly residents in shared housing situations.

Responsibility: City Council, Housing Division
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: 25 individuals served annually.

- F.4.c Continue to assist frail elderly residents of care facilities.

Sunnyvale currently provides funding for the Long Term Care Ombudsman program that trains, assigns and supervises volunteer ombudsmen who act as advocates for elderly residents of skilled nursing facilities and residential board and care homes.

Responsibility: Housing Division
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: 600 seniors served annually.

- Policy F.5 Use the shared housing concept to increase housing opportunities for single-parent families.

- F.5.a Continue to support shared housing programs that assist low and moderate-income single parent families to make shared housing arrangements.

Responsibility: Housing Division
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: 100 households annually

- Goal G: Provide equal opportunity for housing for all people regardless of their ethnicity, race, religion, marital status, disability, gender, sexual orientation or age.**

- Policy G.1 Continue to support efforts of organizations that work toward eliminating unlawful discrimination in Sunnyvale.

- G.1.a Continue to provide assistance to nonprofit organizations that provide services to those experiencing discrimination.

The City continues to contract with Mid-Peninsula Citizens for Fair Housing (MCFH) and Project Sentinel to provide community outreach and to investigate complaints of discrimination.

Responsibility: City Council
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: Assist 20 households per year

- Policy G.2 Continue City ordinances regarding discrimination in housing.

This and the following enumerated ordinances do not have sunset provisions and will remain in place unless repealed by the City Council. The ordinances give affected individuals the right to bring legal action.

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- G.2.a Continue the Anti-discrimination Against Families with Minor Children in Housing Ordinance.
- Responsibility:* City Council, City Attorney
Funding: General Fund
Time Frame: Ongoing
- G.2.b Continue the Prohibition against Discrimination Based on Acquired Immune Deficiency Syndrome (AIDS) Ordinance.
- Responsibility:* City Council, City Attorney
Funding: General Fund
Time Frame: Ongoing
- Policy G.3 Continue to ensure that people with disabilities have access to newly constructed residential developments and renovated structures.
- G.3.a Review development and renovation proposals for compliance with State and local access requirements as part of the normal development review process.
- Responsibility:* Planning and Building Divisions
Funding: Planning and building permit fees
Time Frame: Ongoing
- G.3.b Encourage handicapped access during renovations, when appropriate.
- Responsibility:* Community Development Department
Funding: General Fund
Time Frame: Ongoing
- Policy G.4 Assist people with disabilities to remain in their homes by retrofitting residences for greater accessibility.
- G.4.a Use CDBG funds to provide grants or loans for retrofitting homes through the Home Access Program.
- Responsibility:* City Council, Housing Division
Funding: CDBG
Time Frame: 1999-2006 and ongoing
Quantified Objective: 200 homes through 2006
- Policy G.5 Modify streets and sidewalks throughout the city to comply with the Americans with Disabilities Act (ADA).
- G.5.a Use CDBG funds for curb cuts on public sidewalks.
- Responsibility:* City Council, Public Works Department
Funding: CDBG, General Funds
Time Frame: 1999-2006 and ongoing
Quantified Objective: N/A

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- Policy G.6 Continue to promote good tenant/landlord relations.
- G.6.a Continue to contract with a nonprofit agency to provide information and mediation services on a voluntary basis to Sunnyvale landlords and tenants.
The City currently contracts with Project Sentinel to provide information, referral, and mediation services for landlords and tenants.
- Responsibility:* City Council
Funding: General Fund
Time Frame: Ongoing
Quantified Objective: Assist 12 mediation efforts per year
- Policy G.7 Work with other jurisdictions to maintain current information regarding the state of fair housing.
- G.7.a Participate in the joint study to analyze adequacy of the services currently provided by service providers on behalf of the CDBG entitlement jurisdictions and Santa Clara County.
- Responsibility:* Housing Division
Funding: CDBG
Time Frame: 2001
- Goal H: Continue to maintain a working relationship with residential developers, lenders, real estate agents, brokers, and others in the private sector to help implement housing policies.**
- H.1.a Provide information about General Plan policies (including those in the Community Design Sub-element), development regulations, approval procedures and financing programs.
- Responsibility:* Planning Division
Funding: General Fund
Time Frame: Ongoing
- H.1.b Assist and encourage lenders to meet Community Reinvestment Act requirements through investing in affordable housing in Sunnyvale.
- Responsibility:* Housing Division
Funding: None needed
Time Frame: Ongoing
- Goal I: Ensure compatibility of federal, State, regional, and countywide housing programs with local policies and needs.**
- Policy I.1 Take an active role in reviewing and formulating federal, State, regional and countywide housing programs.
- Policy I.2 Continue to provide comments concerning State and regional housing plans that affect Sunnyvale.

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Policy I.3 Support housing legislation at the county, State, and federal levels that will promote the goals and policies of the Housing and Community Revitalization Sub-element.

I.3.a Review potential housing legislation and develop a City/community lobbying strategy.

Potential legislation to be considered might include:

- Opposing census budget cuts that eliminate housing data needed for planning purposes.
- Federal legislation to maintain the supply of housing threatened by the expiration of federal housing subsidy contracts.
- Exempting publicly subsidized housing, including low and moderate income housing for senior citizens, from school impact fees.
- Limiting lawsuits that discourage condominium construction.

Responsibility: City Council, City Manager, Housing Division,
Housing and Human Services Commission

Funding: General Fund

Time Frame: Ongoing

Policy I.4 Continue an active dialogue with neighboring cities, Santa Clara County, and ABAG regarding mutual concerns.

Responsibility: City Council, City Manager, Housing Division,
Housing and Human Services Commission

Funding: General Fund

Time Frame: Ongoing

Policy I.5 Study the feasibility of City participation in the loan leveraging program implemented by Neighborhood Housing Services Silicon Valley, a charter member of the federally funded Neighborhood Reinvestment Corporation.

(Adopted Resolution 102-2 (1/8/2002))

Lead Department: Community Development Department